

BIRKENHEAD HOUSE

17-21 PRICE STREET, BIRKENHEAD,
WIRRAL, CHESHIRE, CH41 6JN

23,616 SQ. FT.

2,194 SQ. M.

MODERN TOWN CENTRE OFFICE PREMISES
POTENTIAL FOR RESIDENTIAL, EDUCATIONAL
OR BUDGET HOTEL USE (STP)

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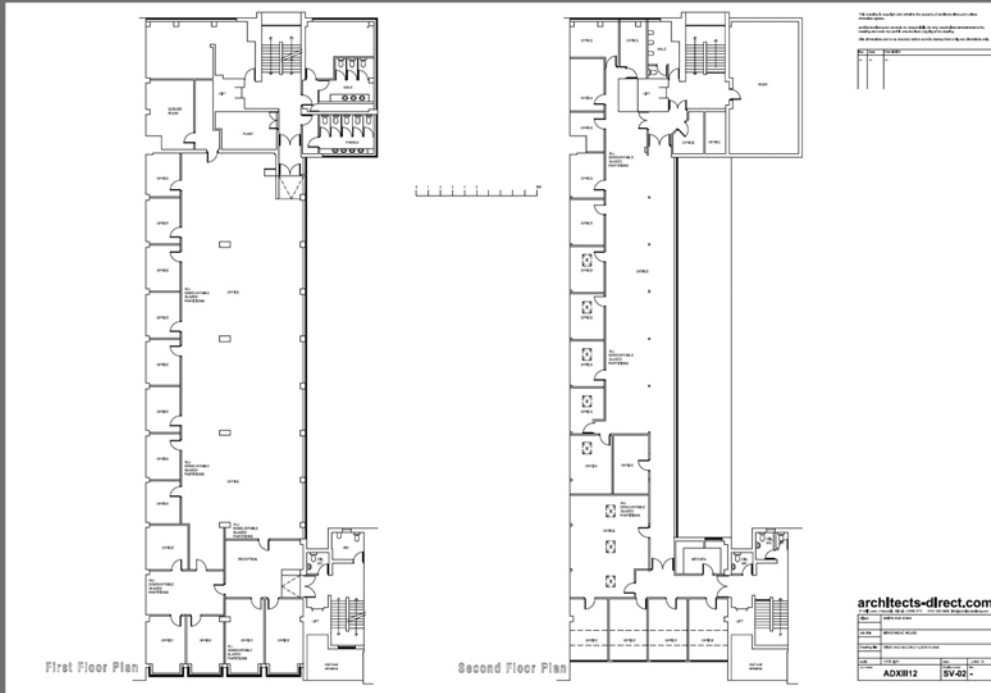
DESCRIPTION

BIRKENHEAD HOUSE IS A MODERN 1980'S STYLE OFFICE BUILDING OF CONCRETE FRAME CONSTRUCTION WITH A WITH FLAT ROOF AND INFILL BRICK FACADES. WINDOWS ARE ALUMINUM FRAMED AND DOUBLE GLAZED THROUGHOUT WITH FEATURE 'NORTH-LIGHT' WINDOWS TO SECOND FLOOR LEVEL AT THE FRONT ELEVATION PROVIDING EXCELLENT NATURAL LIGHT.

ACCOMMODATION IS ARRANGED OVER LOWER GROUND, UPPER GROUND, FIRST AND SECOND FLOOR LEVELS WITH EACH FLOOR BEING ACCESSIBLE VIA 2 NO LIFTS, ONE LOCATED AT PRICE STREET ENTRANCE AND THE OTHER TO THE REAR MARKET STREET ACCESS.



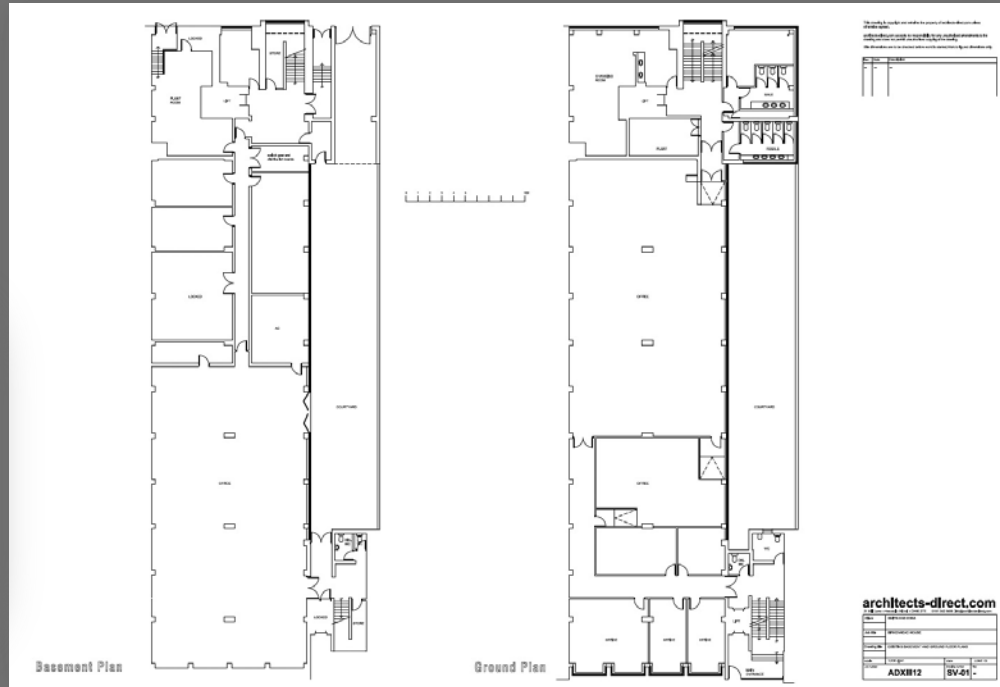
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ACCOMMODATION

BIRKENHEAD HOUSE COMPRISES OF 23,616 SQ FT (2,193 SQ M). WITH EACH FLOOR PLATE HAVING THE FOLLOWING AREAS:

LOWER GROUND FLOOR	371M ²	3997FT ²
GROUND FLOOR	553M ²	5956FT ²
FIRST FLOOR	644M ²	6927FT ²
SECOND FLOOR	436M ²	4690FT ²
LOWER GROUND FLOOR STORAGE	190M ²	2046FT ²
TOTAL	2,193M²	23,616FT²



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EXPANSION

THERE IS POTENTIAL TO EXPAND THE ACCOMMODATION AT SECOND FLOOR LEVEL (STP) TO INCORPORATE THE ROOF TERRACE. THIS AMOUNTS TO APPROXIMATELY 264M² 2,841FT²

TENURE

FREEHOLD

EPC

BAND E – 108

CERT NO 4542-6896-8288-7728-5405

GUIDE PRICE

£600,000

VAT

ELECTED

LEGAL COSTS

EACH PARTY TO BEAR THEIR OWN
IN COMPLETION OF THE
TRANSACTION



For Viewings please contact:

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07828 550 101

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ANTI-MONEY LAUNDERING

IN ACCORDANCE WITH ANTI-MONEY LAUNDERING REGULATIONS, WE ARE REQUIRED BY LAW TO VERIFY THE IDENTITY OF THE PROPOSED PURCHASER/TENANT ONCE A TRANSACTION HAS BEEN AGREED AND BEFORE ISSUING CONTRACT DOCUMENTATION TO PREVENT FRAUD AND MONEY LAUNDERING. THIS WILL USUALLY TAKE THE FORM OF A PASSPORT/DRIVING LICENCE AND A RECENT UTILITY BILL.

DISCLAIMER

MISREPRESENTATION ACT 1967. THESE DETAILS ARE PROVIDED AS A GENERAL GUIDE TO WHAT IS BEING OFFERED SUBJECT TO CONTRACT AND SUBJECT TO LEASE BEING AVAILABLE AND ARE NOT INTENDED TO BE CONSTRUED AS CONTAINING ANY REPRESENTATION OF FACT UPON WHICH ANY INTERESTED PARTY IS ENTITLED TO RELY. OTHER THAN THIS GENERAL GUIDE NEITHER WE NOR ANY PERSON IN OUR EMPLOY HAS ANY AUTHORITY TO MAKE, GIVE OR IMPLY ANY REPRESENTATION OR WARRANTY WHATSOEVER RELATING TO THE PROPERTIES IN THESE DETAILS.

DETAILS PREPARED APRIL 2024

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